
State Statute Revisions Regarding Subdivision Plats

2009 Wisconsin Acts 376 and 399 Signed Into Law



Quick Links

[Summary of Revisions](#)

[Act 376](#)

[Act 399](#)

[Our Website](#)

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Governor Doyle recently signed into law 2009 Wisconsin [Act 376](#) and [Act 399](#). These Acts make revisions to Chapter 236 of the State Statutes. All but one of the revisions **took effect June 2, 2010**. The more significant changes are:

- Submittal time for final plat approval subsequent to preliminary plat approval has been changed from 24 months to 36 months.
- Plats must comply with local ordinances as they exist at the time the plat was submitted. Changes to ordinances that occur during the plat review process can not be applied to that plat. This clarifies a previously "gray" area.
- The time limit for recording subdivision plats after final approval has been changed from 6 months to 12 months and from 24 months to 36 months from first approval. Note: Recording times for Certified Survey Maps have not changed.

Effective January 2, 2011:

- S. 236.45 (2) (ac) This statute has been revised to indicate ways that local ordinances may not be more restrictive than State Statutes. Local ordinances may not be more restrictive than the provisions in Chapter 236 that provide protection for the subdivider, including more restrictive time limits, deadlines and notice requirements. Municipal, town and county ordinances must comply with this change by January 2, 2011 or the ordinance can not be enforced. Note: Local ordinances may continue to enforce more stringent layout, density, area, etc. requirements as allowed by Chapter 236.

We welcome the opportunity to discuss the revisions with you and their implications to your community. We also offer to assist you with a review of your ordinances for compliance with the new Acts. Contact Mike Rubendall via [email](#) or at

800.203.7700 if you would like assistance.